

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
APRIL 10, 2012**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, April 10, 2012 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:30 p.m. The following members were present: Chair Tim Vincent, Shermin Ata, Jeff Nimmer, and Kathleen Sullivan. Staff present included Inspectors Lori Loosemore, Don Sheffield, Roy McDougal; and Mary Lynn Anderson, Legal Department. Also present was Mike Williams, Attorney for the Commission.

APPROVAL OF MARCH 13, 2012 MINUTES:

Ms. Ata moved to approve the minutes from the March 13, 2012 meeting as written, seconded by Ms. Sullivan. The Commission voted unanimously 4-0 in favor of the motion.

New Cases:

- 1. 1303 Cushing Street – (TMN 421-12-6/Parcel #0046142) Stratford D. Kinney Jr. (Owner) In the Matter of Order to Repair, Alter or Improve the Structure(s). Inspectors McDougal and Loosemore. (CONTINUED UNTIL JUNE 12, 2012 MEETING)**

Inspector Loosemore stated that 1303 Cushing Street was originally inspected on March 24, 2011. The hearing was held on October 3, 2011 and no one appeared. The Order was issued on October 5, 2011 and expired on November 4, 2011.

Counsel Williams asked Inspector Loosemore if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was April 9, 2012; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include missing smoke detector, unit needs working smoke detectors in bedrooms; unclean and unsanitary floors, ceilings and/or walls, all surfaces in house because of house fire; wall has cracks, holes or loose plaster decayed wood or other defective material must be corrected; flooring has loose floor covering and must be repaired or replaced, caused by house fire; roof-structural member(s) not able to support nominal load; roof-structural members rotten or deteriorated; equipment to detect, actuate an alarm or suppress/control a fire missing and/or not maintained; exterior wall(s) contain holes and/or breaks; exterior wall(s) has loose or rotted material; roof drains, gutters and downspouts in disrepair; window(s)-every window shall open and close as manufactured; all of these violations are due to a house fire; all appliances shall be capable of performing the intended function; electrical equipment needs to be properly installed and maintained; door(s)-difficult to operate; wall-peeling, chipping or flaking paint must be repaired, removed or covered.

Chair Vincent asked if there was any one present wishing to speak on this matter.

Mr. Stratford Kinney, 1418 Rankin Road, stated that his intention was to repair the house. He is making progress although it is slow. He asked the Commission to continue this case for 90 days. He is aware of the permits that are required.

Mr. Ronald Greene, 3409 Pleasant Garden Road, is a family friend and contractor. He stated that Mr. Kinney has done quite a bit of clean-up at the property. The first actual repairs occurred this past week. They plan to move forward with repairs in an effort to save the house.

Mr. Nimmer stated his preference to ask Mr. Kinney to return prior to 90 days for an update since permits have not been pulled yet.

Mr. Nimmer moved to continue this case until the June 12, 2012 meeting for an update and review, seconded by Ms. Sullivan. The Commission voted unanimously 4-0 in favor of the motion.

2. 900 Douglas Street – (TMN 49-13-1) Catherine F. Gill (Owner) In the Matter of Order to Repair, Alter or Improve the Structure(s). Inspectors Covington and Loosemore. (CONTINUED UNTIL MAY 8, 2012 MEETING)

Ms. Loosemore stated that 900 Douglas Street was originally inspected April 8, 2011. The date of the hearing was May 18, 2011. Ms. Smith and Mr. Lois appeared at the hearing. The Order was issued on May 19, 2011 and expired June 20, 2011.

Counsel Williams asked Inspector Loosemore if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was April 9, 2012; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Ms. Loosemore stated that the list of violations include exposed wiring at outlet, power not on at time of inspection; missing smoke detector(s); inoperable smoke detector(s); heat-gas/electric not on at time of inspection; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; wall-cracks, holes or loose plaster, decayed wood or other defective material; cracked or missing electrical outlet cover; cracked or missing switch plate cover; doors need to be weather-tight; locks(s)-bathroom just have a door and interior lock; bedroom(s) must have a door and interior lock; screen(s) required on window(s); every window shall open and close as manufactured; window(s) need glazing; window(s) need to be weather-tight; lock(s) not maintained or missing from window(s); exterior wood surface(s) needs to be maintained by painting or other protective coating; the property had to be ordered secured; exposed wiring at light fixture; exterior wall(s) contains holes and/or breaks; exterior wall(s) has loose or rotted material; foundation wall-holes or cracks; foundations wall-ventilation not maintained or missing; property needs to be graded to prevent accumulation of standing water; roof drains, gutters and downspouts in disrepair; needs premises identification; deck, porch and/or patio flooring rotten or in disrepair—back porch area; exterior wall(s) contains holes and/or breaks; and another secure notice for the property.

Chair Vincent asked if there was any one present wishing to speak on this matter.

Mr. Walter Flowers, 2701 Wilpar Drive, was present to represent the owner's primary care provider. The owner is 103 years old and lives with her niece, Ms. Mary Smith, who is the care

provider. Ms. Smith is responsible for Ms. Gill's property. Ms. Smith was unable to attend the meeting and asked Mr. Flowers to attend in her place.

He stated that plans are to sell the property and there has been an offer. He asked for a continuance in this matter to allow Ms. Smith to attend and represent herself.

Ms. Ata moved to continue the case until the May 8, 2012 meeting for an update on plans to sell the property, seconded by Mr. Nimmer. The Commission voted unanimously 4-0 in favor of the motion.

Continued Cases:

3. **1513 Willimore Street -- (TMN 84-5-35/Parcel #0008816) -- Beverly H. Higgins, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the March 13, 2012 Housing Commission Meeting. Inspectors Jones and Loosemore. (CONTINUED UNTIL MAY 8, 2012 MEETING)**

Chair Vincent stated that the violations have already been read into the record on this case.

Chair Vincent asked if there was any one present wishing to speak on this matter.

Mr. Ronald Journey, 5613 Newman Davis Road, presented documents to verify he is the new owner of the property. He has permits and the electricity has been turned back on. He has contacted HVAC contractors, plumbers, carpenters and others to begin work. He said that the entire house would need to be rehabbed.

Ms. Sullivan moved to continue the case until the May 8, 2012 meeting for Mr. Journey to return at that time with an update, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion.

4. **3728 Central Avenue -- (TMN 210-3-11) -- Jonathan and Mary Odin, Owners. In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the April 12, 2011; July 12, 2011; October 11, 2011 and January 10, 2012 Housing Commission meetings. Inspectors McDougal and Loosemore. (CONTINUED UNTIL JULY 10, 2012 MEETING)**

Chair Vincent asked if there was any one present wishing to speak on this matter.

Mr. Wayne Odin, the owner, resides at 1101 Timberview Drive in Charleston, West Virginia. He stated that he is working on the kitchen area to finish up the violation list. He asked for 90 days to get the property up to Code.

Inspector Roy McDougal, City of Greensboro, confirmed that progress was being made to the property.

Mr. Nimmer moved to continue the case until the July 10, 2012 meeting, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion.

- 5. 3935 Eastland Avenue – (TMN 3-146-A-499-11) – Heirs of Isabella Moton, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the April 12, 2011; July 12, 2011; October 11, 2011; December 13, 2011; and January 10, 2012 Housing Commission meetings. Inspectors McDougal and Loosemore.
(INSPECTOR UPHELD)**

Chair Vincent asked if there was any one present wishing to speak on this matter.

Mr. Richard Haith, 3303 Bristlecone Road, stated that a church represents the estate of Ms. Isabella Moton. The church is not able to do any repairs to this structure. Mr. Haith said that it was his understanding that if an Order to demolish the structure was made; the billing would go to the estate and not to the church.

Counsel Williams asked Inspector Loosemore if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was April 9, 2012; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Ms. Loosemore stated that the list of violations include accessory structure structurally unsound or in disrepair; exterior property or premises unclean, unsafe; exterior paint peeling, flaking or chipped; exterior metal surfaces subject to corrosion shall be coated to inhibit such; exterior walls-coat to prevent deterioration; roof and flashing shall be sound, tight, and not admit rain; roof drains, gutters or downspouts in disrepair; overhang extensions-protect metal and wood with weather coating materials; exterior stairways, decks, porches, or balconies in disrepair; windows, skylights, doors or frames unsound, in disrepair, or not weather tight; glazing has cracks and/or holes; windows, operable: not easily openable; windows, operable: not held in open position by hardware; exterior doors, assemblies or hardware not in good condition; locks shall secure entrance door to unit or guestroom; interior structure: structurally unsound; interior equipment in disrepair ; interior surfaces: unclean, unsanitary, or not in good condition; interior surfaces: paint peeling, chipping, flaking or abraded; interior surfaces: cracked or loose plaster; interior surfaces: other defective surface conditions; interior walking surface in unsound condition or disrepair; plumbing fixtures—other defects, commode tank is busted; electrical equipment not properly maintained; single station smoke alarms required in existing dwelling unit, and solid fuel-burning appliance not properly installed.

Mr. Nimmer moved to uphold the Inspector, seconded by Ms. Sullivan. The Commission voted unanimously 4-0 in favor of the motion.

Chair Vincent stated that the property involved in this matter is located at 3935 Eastland Avenue in Greensboro, North Carolina. The property owner and all parties in Interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

6. **517 Park Avenue – (TMN 25-5-13) – Judith and John Worsley II, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the October 12, 2010; December 14, 2010; March 8, 2011; June 14, 2011; October 11, 2011; December 13, 2011; January 10, 2012; and February 14, 2012 Housing Commission meetings. Inspectors Covington and Loosemore. (CONTINUED UNTIL JUNE 12, 2012 MEETING)**

Chair Vincent asked if there was any one present wishing to speak on this matter.

Mr. Rob Ricks, 519 Park Avenue, is the contractor. He explained that the electrician got a late start on repairs to this property but the electrical work should be completed next week. When the electrical work is finished, he projected 60 days to complete repairs. Inspector Sheffield confirmed that all permits were up to date.

Ms. Ata moved to continue this case until the June 12, 2012 meeting, seconded by Ms. Sullivan. The Commission voted unanimously 4-0 in favor of the motion.

7. **2400 Fleming Road – (TMN 00-11-0694-0-0924-00-009/Parcel #0096253) Renneth J. Calton, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the March 13, 2012 Housing Commission Meeting. Inspectors Foster and Loosemore. (CONTINUED UNTIL MAY 8, 2012 MEETING)**

Chair Vincent asked if there was any one present wishing to speak on this matter.

The owner is Mr. Renneth. J. Calton who resides at 4818 Carteret Drive in Raleigh, North Carolina. He said that he has decided to refurbish this property to a high dollar mark. He is currently negotiating with a contractor for the extensive renovation.

Ms. Ata moved to continue this case until the May 8, 2012 meeting for the owner to return with a timeline and scope of work, seconded by Ms. Sullivan. The Commission voted unanimously 4-0 in favor of the motion.

9. **4605 Cardinal Cove North – (TMN 00-11-0694-A-0923-00-009/Parcel #0096291) Renneth J. Calton, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the March 13, 2012 Housing Commission Meeting. Inspectors Foster and Loosemore. (CONTINUED UNTIL MAY 8, 2012 MEETING)**

Chair Vincent asked if there was any one present wishing to speak on this matter.

Mr. Renneth. J. Calton, 4818 Carteret Drive in Raleigh, North Carolina, stated that he is the owner of this house. He stated that he will probably engage the same contractor who will be working on 2400 Fleming Road for this property. The house has never been completed and is on a 10-acre tract of land. He said he would like to be able to go further than just dealing with the house as a single item. Mr. Calton discussed possible plans to develop the 10-acre tract of land. He asked for 30 days to return with a report on plans for this property. Ms. Ata asked Mr. Calton to clear and secure the property.

Mr. Nimmer moved to continue this case until the May 8, 2012 meeting for the owner to return with an update on his plans for the property, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion.

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 2:35 p.m.

Respectfully submitted,

Tim Vincent
Chairman, City of Greensboro Minimum Housing Standards Commission

TV:sm/jd